



Chatham County Planning Board Agenda Notes

Date: July 10, 2018

Agenda Item: VII-2

Attachment #: 8

- Subdivision**

 Conditional Use Permit

 Rezoning Request

 Other:

Subject:	Request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC for subdivision Preliminary Plat for Briar Chapel, Phase 16 North , consisting of 56 lots on 23.92 acres located off Middleton Place, parcels #2177, #82828 and #1184.
Action Requested:	See Recommendation
Attachments:	<ol style="list-style-type: none"> 1. Major Subdivision Application 2. Preliminary Plat Submittal Cover Letter, dated June 28, 2018 prepared by Chris Seamster, PLA McKim & Creed 3. Order of the Board of Commissioners of Chatham County Approving Waiver to Allow Briar Chapel Phase 16-North Crossing dated January 16, 2018 4. Original Layout of US Steel Tract Parcel 2177 as Approved by BOC June 2014 5. Changes to US Steel Road and Lot Layout 6. US Steel Road Modifications 7. Conditional Use Permit Stipulations 8. Preliminary Plat Overall Site Plan titled 'Briar Chapel BC Phase 16 North' dated March 21, 2018

Introduction & Background:
Zoning: Conditional Use District / Compact Community
Water System: Public, Chatham County
Sewer System: Private wastewater treatment plant
Subject to 100 year flood: Zone X and Zone AE
General Information: Compact Community approved in 2005 for 2,389 dwelling units and commercial uses on 1,589 acres, permit revised in 2012, 2014 and 2017. Current number of lots allowed based on the 2017 CUP amendment is 2,650.

Reviewed: Briar Chapel is reviewed under pre-2008 Subdivision Regulations. The Planning Board has two meetings to review and make a recommendation on the request.

In October of 2017, Briar Chapel submitted a waiver request to the Board of County Commissioners to allow a roadway stream crossing between Phase 16 South and Phase 16 North in accordance with impacts previously approved by the U. S. Army Corps of Engineers and NCDENR. Per Nick Robinson, Attorney, the crossing would allow continuity between Phase 16 South and Phase 16 North. Both phases are age 55+ housing neighborhoods. The BOC referred the waiver request to the Chatham County Environmental Review Advisory Committee (ERAC) for review and recommendation. The ERAC unanimously recommended granting the requested waiver on December 14, 2017. The Board of Commissioners approved the waiver request on January 16, 2018. See attachment #3.

Discussion & Analysis: The request before the Board is for subdivision preliminary plat review and approval for Briar Chapel Phase 16 North consisting of 56 lots on 23.92 acres. Approval of the Phase 16 North preliminary plat with the stream crossing will affect the road and lot layout in the adjacent US Steel development. Attachment #4 shows the original road and lot layout as approved by the BOC in 2014. Attachment #5 shows the proposed changes to US Steel based on approval of Phase 16 North. Attachment # 6 shows the original road layout in blue and the proposed road layout in red. There are no US Steel lots included in this application. The preliminary plat shows six (6) lots in US Steel (greyed out) that will front on Middleton Place that will be included in a future submittal. See the cover letter dated June 28, 2018 prepared by Chris Seamster, PLA, McKim and Creed, attachment # 2. Approval of Phase 16 N as proposed will change the configuration of US Steel as shown on Attachment # 5. The reconfigured road layout will then be incorporated into the Construction Plan submittal for US Steel.

Roadways: Roadways are proposed to be built to the NCDOT standard for public, state maintained roads. There are no private alleyways and no additional parking proposed for this section.

Road Names: The following road names have been approved by the Emergency Management Office as acceptable for submittal to the Board of Commissioners for approval: Middleton Place and Clifridge Court. Middleton Place is an extension of an existing road within Phase 16 South.

Permits: The applicant has submitted the approved agency permits as required for a preliminary plat request which include NC Department of Transportation, Chatham County Erosion Control, US Army Corps of Engineers, NC Department of Environmental Quality Division of Water Quality, and Chatham County Public Works. The permits can be viewed on the Planning Department webpage at www.chathamnc.org/planning, Rezoning & Subdivision Cases, 2018. A copy of the Stormwater Permit/Plan issued by NC Division of Water Resources, dated March 21, 2018 has been submitted to Chatham County Environmental Quality Department as required by the Compact Community Ordinance, Section 8.

Historical: Based on the August 2006 report by ESI there are no cemeteries or structures within Phase 16 North project area.

Technical Review Committee: The TRC met on June 20, 2018 to review the request. County staff Planning, Environmental Quality, Fire Marshal, GIS, Emergency Management Office, and Central Permitting were present.

Chris Seamster was present to represent the developer. Discussion included any additional parking, when will US Steel be submitting the Construction Plan application, and stormwater pond. The Fire Marshal continues to have concerns regarding emergency vehicle access and on-street parking.

How does this relate to the Comprehensive Plan: The subject property is located in an area designated as Compact Residential which allows a mix of detached and attached residential units complemented by a variety of open spaces. Phase 16 North will have 56 single family detached homes on 23.92 acres. Compact Residential allows community centers, amenities, recreational uses, schools and churches. Briar Chapel development has various amenities including parks, walking trails, club house and pool, along with public schools either within the development or on adjacent properties. Compact Residential areas are to be connected by a system of local and collector streets. Phase 16 North has public roadways connecting to the balance of Briar Chapel.

Recommendation: The Planning Department recommends approval of the road names Middleton Place and Clifridge Court and recommends granting approval of the preliminary plat titled **Briar Chapel, BC Phase 16 North** as submitted.